### HOLT & MERRALL, Inc. INDUSTRIAL REAL ESTATE.

TO LET FOR BUSINESS.

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LOW RENTS. 122 Fifth Avenue,
(17TH AND 18TH STREETS).
Light Lofts, Offices and Showrooms. **NEW FIRMS** 

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IMMEDIATE POSSESSION. Manufacturing allowed. Fireproof. 100%
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E. SHARUM & CO...
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Small Units, Single or En Suite nusual Display Window 1493 Broadway

Renting Agent on Premises, or Phone Murray Hill 8500. Ask for Mr. Young. FULL COMMISSION TO BROKERS.

FOR SALE OR LEASE-149-151 West 23d St., LOUIS FRAZIN

299 Hadison Ave. Phone Murray Hill 8165 or your own broker.

HOLLAND BUILDING 276 Fifth Avenue (Cor. 30th Street) Several desirable offices, ranging in size from 400 to 1,500 square feet, seventh to tenth floors. Reasonable prices. Inquire Room 924.

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About 7000 ft. 4 elevators. Sprinkler system. M. J. MULQUEEN, 291 Broadway.

RULAND & BENJAMIN, REAL ESTATE, 14 East 48 Street. Vanderbill 9:363, BUILDINGS, STORES, LOFTS.

APARTMENTS-Sale or Let.

6 Rooms, 2 Baths 258 W. 22nd Street

STUDIO 2 rooms, baths; north light, skylight; all improvements; \$75. 55 East 59th.

110 West 55th St.-New 9 story building: 3 and 4 rooms, with kitchens.

Unfurnished.

Above 59th St.—5th Av. to East River.

DUPLEX APARTMENT. 128 EAST 60TH ST. slon from the 1st of October.

11 Rooms, 4 Bedrooms. All light and perfectly appointed. E. DE FOREST SIMMONS.

New Building Immediate Occupancy

Broadway at 98 St.

Southwest Corner

4, 5 & 7 Rooms

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MARK RAFALSKY & CO. Managing Agent 21 East 40th St. Vanderblit 2027 Representatives on Premises

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THE GARNELL 95th St., 55 W. Convenient to Park.

Modern Fireproof Elevator Building.
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New 9 story fire-proof apartment house. Two eleva-tors, highest class service. Ready for occupancy.
6 Rooms & 3 Baths
4 Rooms & 1 Bath J. AXELROD & SON

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Just Completed 79-81 St. Nicholas Pl. 3-4-5 Rooms

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3 blocks north of 191st St. and St. Nicholas
Avc. subway station and 6th Avc. Buses.
Just completed, 4 and 5 unusually large
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Charles Berlin, 3883 Broadway

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3-4 Attractive Rooms Improvements. Moderate Re
One block west of University
Ave. & three blocks west of
Jeroine Ave. Subway.
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2395-7 Grand Ave. 2 Blocks West of Jerome Ave. and Fordham Road Subway. All light front rooms. Every Improvem

RENTS GREATLY REDUCED 5 ROOMS.....\$80 UP 4 ROOMS......\$65 UP 3 ROOMS......\$52 UP

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

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## CITY REAL ESTATE.

WM. P. JONES & SON. TIMES BLDG. Management a Specialty. Bryant 5472-5473, BARGAINS IN Real Estate. RYAN & CO. 142 West 125th. From Battery to 14th St., Inclusive.

DIVISION ST., 232.—Executors' sale, front and rear house; deep lot; \$18,250; cash \$5,000. LISIECKI, 15 Murray st. Above 14th St. to 59th St. (Inclusive).

FOR sale or lease, 214, 216, 218, 220 34th st., property formerly occupied by the Polyeline. Hospital; possession at once. Address JOHN A. WYETH, 242 Lexington av., New York

STABLE, 3 stories, and two lots adjoining, for sale or lease. Owner, MORCHE, 606

Above 50th St .- 5th Av. to East Biver.

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FOR LEASE—West 72d st., cor. store and basement; 15 years straight; 92x79; at junction of Broadway and 72d st.; can be converted advantageously into small stores; Possession; F. R. WOOD & CO., INC., 128 West 72d st. Tel. Columbus 6245.

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Washington Heights, Above 125th St., West of 8th Av.

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The southwest corner 181st st. and Haven av. Wearst uil commission to brokers.
AUSTIN FINEGAM, 35 Nassau st.

NEHRING BROTHERS,
ET. NICHOLAS AV., CORNER 182D ST.
SIX or 7 rooms with garage; new; Van Corlear Place at 225th st.; Broadway subway station at 225th st.; small cash payments.

BARGAIN, two 4 four story single flats; easy terms. BRETTEL, 184 East 123d. 18.500-12 room frame house; vicinity office. BRETTELL, 184 East 123d, st. \$23,000-Bargain, double flat; easy terms; near office. BRETTELL, 184 East 123d.

DESIRABLE plot, excavated: Webster av., 1834 st., 54% mortgage. EISENBERG, 305

5th av.

FOR SALE.

Three deep lots, 75.2x151.3 over all, Nelson av., Highbridge, New York, at attractive prices to close entate. Address W. A. RUSSELL, 5037-39 Grand Central Terminal Building, New York city.

Brooklyn-Sale or Let. MODERN corner brick factory, 50x100, two stories and basement, electric elevator yard South Brooklyn, for sale or lease from August 1. Owner E. S. MOLLER, 327 101st at., Brooklyn.

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APARTMENTS-Sale or Let.

SUBURBAN REAL ESTATE.

New Jersey-Sale or Let.

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TO RENT-Large furnished house, city water, electric, porches screened; near Mid-land Beach; \$275 season. FINNERAN, 7 Scctland av., Ocean Breeze, S. I.

BAYSIDE-Eight rooms, two baths, garage, June 15-September 15; adults; shown by appointment; \$800. Phone 1890 Bayside.

HOUSE to let, furnished, in most beautiful private section of Long Beach; 10 rooms, 4 baths; double car garage, tennis court; boating, fishing, bathing in front of house; exceptional residence for refined party. Write Mr. G. GOIKMON, 29 West 50th, Circle 3387.

BUNGALOWS AT RYE BEACH.
Furnished bungalows; season \$523 up; fin
athing beach; trolley from station.
CHAS, S. FAULKNER.
Office facing Rye Railroad Station.
Telephone 125 Rye, N. Y.

FOR July and August only, well furnished house, between Darien and New Canaan, Conn.; electricity, artesian well, garden planted, fruits, acreage, garage, gardener included; \$1,800. F 2018 Herald, Herald sq.

included; \$1,800. F 2018 Herald, Herald sq.
GREENWICH—For rent, furnished, owner
abroad, aitractive country house overlooking lake, beautiful extensive grounds, eight
rooms, two baths, servants' quarter, garage, &c.; for summer season, \$2,500. Apply
LADD & NICHOLS, Greenwich, Conn., tel.
1717 Greenwich, or D. J. KING, 95 Madison
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PURNISHED mansion for rent, six miles from Worcester; 15 rooms; pool, bowling, tennis; large cetate; high elevation; price July and August, \$1,500. Address W. R. T. Co., \$12 Park Bidg., Worcester, Mass.

RANGELEY LAKE—New T room cottage, with bath; fitted for housekeeping; Delco light and water system; ice, wood, boat, canoe; beautiful location; fine bathing beach. CHARLES W. BERRY, Rangeley, Me.

SUMMER HOMES WANTED.

## Jackson Heights

New Elevator Garden Apartment Homes

5 to 10 Rooms-2 to 4 Baths
Golf, Tennis, Children's Playgrounds, Etc.
Tenant-Ownership Plan-Liberal Terms
Social and Basiness References Required

**UISIT JACKSON HEIGHTS TO.DAY** Take Subway to Grand Central transfer to Queensboro Subway (Corons Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station) By Motor, —59th via Queensboro Bridge, Jackson Ave. to 25th Se., (20 minutes from Columbus Circle) THE QUEENSBORO CORPORATION, Manhattan Office, 50 EAST 42nd ST

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

SATURDAY, SUNDAY OF DECORATION DAY, PORT WASHINGTON PARK, ON MANHASSET BAY, AT PORT WASHINGTON, L. I.

Restricted building sites, adjacent to m \$550,000 school; express trains, 35 minut 63 trains daily; 3 yacht clubs, golf and cot try club; liberal building plan, 70 houses a ready occupied, 15 houses in course of co struction; all improvements.

Live in your own home and pay for your lot afterward.

WILLIAM F. SHEEHAN, AT STATION, TELEPHONE 214 PORT WASHINGTON, L. I. Open Sundays and Decoration Day.

BAY SHORE, I.. I.—Beautifuly located shore front, Great South Bay, Penataquit Point, acre of ground, mooring for boats, fine lawn and trees, completely furnished 13 room house, 3 baths, furnace, 2 car sarage, Dr. C. F. ASH, 115 Broadway, Phone Rector 5408, or 192 Columbia Heights, Brooklyn, Main 1700.

ELMHURST, L. I.—Modern one family stucce house, double garage, 50x100: price 118,000, cash \$6,000. Call or address SORENSEN, 24 Jennings st. Newtown 2532.

FOR SALE AT HOLLIS, L. I.—Beautiful 13 room and two bath residence, all modern improvements, hardwood tim, plenty of closets and verandas; slate roof; garage; trees, shrubbery, lawns; plot 115 feet front: charming surroundings; accessible; located among fine homes and friendly neighbors. Inquire SANTEL, 393 Steinway av., Long Island City, N. Y.

FREEPORT.—Houses and bungalows, 4 to 18 Island City, N. Y.
FREEPORT—Houses and bungalows, 4 to 18
rooms; price \$3,000 to \$30,000; building plots
40x100 and larger; price \$400 upward; terms.
Apply owner, JOHN J. RANDALL CO., 15
N. Long Beach av., Freeport, L. I.
HOMES at low prices; easy terms; let us
know your want; ploture folder sent.
HYDE & BAXTER, Port Washington, L. I.

Westchester Sale or Let.

A SOURCE OF JOY

Is this 7 Room Stucco House, near
2 stations in Mt. Vernon. Parked
street with shrubbery in center,
BURKE STONE, INC.,
Pelham 1073, or 41 East 42d.

eight rooms, sun porch, garage, fine plot, all improvements; near depot, 30 minutes to Grand Central; little cash required. Particulars JOHN A. LOOPE, 154 Nassau st.

BUY your building LOT in PELHAM-WOOD before it is too late; only a few left; \$650 to \$1,000. JOS. LAMBLEN & SON, INC., 56 Lawton st. Tel. 302 New Rochelle, N. Y.

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A brick home, with slate roof, in a grove of trees on a hilltop, only a few minutes walk from the station, in one of Westchester's most desired residence parks; the owner finds it compulsory to sacrifice for immediate sale; large living room, sun porch, 3 master bedrooms, 2 titled master baths, servant's room and bath; garage; the most ideal home possible; for cash above the mortgage; the price will be most reasonable; you cannot afford to miss this opportunity. CHAUNCEY B. GRIFFEN, 18 East 41st st. Tel. Murray Hill 3236.

IMMEDIATI: possession; modern Colonial dwelling; 10 ft. hall through center; eleven rooms, three baths; large laundry; two car agarage; plot 100200; gas, electricity; sewerage. Inquire on premises. Colonial Heights, owner, 65 Duane st., N. Y. C. Phone Worth 2300.

MAMARONECK—Owner must sell beautiful,

Worth 2300.

MAMARONECK—Owner must sell beautiful, solidly built 6 room stucco house, bath, electricity, gas, sewer, heat; garage; refined surroundings; very hear station, stores and beaches; \$5,000 cash recuired; pres \$10,000; easy terms. B X 519 Herald, 280 B way.

onay terms. B X 519 Herald, 280 B way.

MOUNT KISCO.—Modern house; eight acres; near station; \$18,000: cash \$9,000: no agents. S 1330 Herald Harlem.

NEW ROCHELLE—Very fine, new, attractive home, 7 rooms, 2 baths, garage, desirable location: price \$14,500. O'CONNOR REAL ESTATE AGENCY, 251 Huguenot st. Tel. 594 New Rochelle, N. Y.

NEW ROCHELLE—Fine 9 room house, bath, electricity, gas, garage; ito nearly quarter acre; price \$12,500: terms. BURGER, 251 Huguenot st. Tel. 4551.

NEW ROCHELLE, \$15,000—New seven room house; sleeping porch; lot 50x125; beautiful locality; possession. BRETTELL, 184 East 123d.

SEND Rock New Roches 152,000—New seven room house; sleeping porch; lot 50x125; beautiful locality; possession. BRETTELL, 184 East 123d.

giving vital information about the various fowns of Westchester County; send postage, four cents. PRINCE & RIPLEY, 342 Madi-son av., New York city SEE our list of furnished rentals at after season prices in Pelham, New Rochelle, Larchmont and Rye. DRUMMOND, 17 East 42d st. Tel. Murray Hill 7323.

Value in 2 family, strictly residential section STUCCO HOUSE IN MOUNT VERNON, Garage, gas, electricity, steam heat, hardwood floors, all improvements, to quick buyer, \$12,000, \$4,000 cash.

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Kindly phone for appointment, Hillcrest 4038. 4038.

WATEFFRONT house at City Island for rent by yoar unfurnished. Beautiful location; best part of island. Private beach, good anchorase. Four befrooms, large living room, enclosed porch, high above water, dining room, bitchen, maid's room. H. C. AFPLETON, 525 City Island av. Telephone City Island 1120.

New York State—Sale or Let.

FOR SALE—6 acres fine cultivated land; fruit in abundance; barn, cow shed, garage, poultry houses; 10 room dwelling, fully improved; large road frontage; price \$0,000. Box 21. Nanuet, N. Y.

FARMS, country homes, &c. KINGSTON REALTY CO., 286 Wall st., Kingston.

HUDSON VALLEY, Catskill section, farms, boarding houses, homes; free catalogue. K. DEUBEL, Hudson, N. Y.

KINGSTON, N. Y., CATSKILL MOUNTAINS.

Farms, country homes, boarding houses, anything in real estate; let us know your wants; will send descriptions; reliable information; exclusive lists; 40 years upright, honorable dealing. FREDENBURGH-METZ-GER REALTY CO., INC., 61 John st., Kingston, N. Y. Phone 596.

LAKE GEORGE and Adirondack real entate; bungalows, houses and large estates for sale and rent. H. W. SISSON, Lake George, N. Y.

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BELL & PIERSON, Real Estate, 54 Atlantic st., Stamford, Phone 2818.

New Jersey-Sale or Let. ATTRACTIVE COUNTRY HOME
1 HOUR OUT,
ccessibility, quietude, seclusion.
Vooded strenze, lake, waterfall; 100 acres,
pacious residence with modern appointmental arrely interest the man or woman of discriminating tasts.

Of discriminating tasts, the man or woman of discriminating tasts, the man or woman of discriminating tasts, and the man or woman of discrimination of the man or woman or woman or discrimination of the man or woman or woman or discrimination of the man or woman or woman or woman or discrimination of the man or woman or woman or woman or discrimination of the man or woman or

See numerous photographic views, maps, &c., at our city office. We call only on invitation.

S. S. WALSTRUM-GORDON & FORMAN, 75 Maiden lane, New York, and Ridgewood, New Jersey.

ATTRACTIVE country nomes, modern improvements, Rutherford and Lyndhurst, \$2,000 upward; easient terms. Free list. NICHOLSON CO., Lyndhurst, N. J.

ATLANTIC OCEAN beach and bay front; fishing, bunting in abundance; lots or acrease; state wants. LOUIS NICHOLSON, Lyndhurst, N. J.

EDGEWATER-8 rooms and bath, good cellar, steam beat, electric light; splendid views of river from all sides; can with slight expense be remodelled to accommodate two families; plot 100x106. F. R. WOOD & CO., 128 West 72d st. Columbus 6245.

LACKAWANNA ROAD beyond Summit; LACKAWANNA ROAD beyond Summit: handsome 12 room cottage, all improvements, 5½ acres land, two tenant houses, barns, adjoins new golf course; tenant houses will rent enough to pay carrying charges; taken in exchange; will slaughter. WALTER SMITH, 188 Montague st., Brooklyn.

REAL ESTATE WANTED.

CUSTOMERS to purchase country homes of the New Jersey coast. Send particulars PEASE & ELLIMAN, 340 Madison av. LEBERTAN CORP., 171 BROADWAY. BUYS BARGAINS IN REAL ESTATE. OUNT VERNON-House, 10 rooms, lease, Room 303, 2 Stephens av., Mount Vernon.

TO LET FOR BUSINESS.

From Battery to 14th St., Inclusive. LOFTS, \$32.50 per month; 228 Cherry st.; 1,100 feet. SHARUM, 170 Broadway.

LOFTS AND OFFICES.

MIDTOWN SECTION.
BILTMORE REALTY CORP., TIMES BLDG.
LOFTS, \$50 to \$225 per month; 41 W. 21st st. and 131 W. 24th st. SHARUM, 170 Broadway.

STORE, large, will divide, in modern fire-proof building, busy thoroughtare; with mezzanine, 48x15; lease 4 years; immediate possession; low rent; southeast corner 14th st. and 7th av.; subway express station; brokers protected. DUROSS, 155 W. 14th st. Watkins 5000.

Above 14th St. to 59th St. (Inclusive).

COMPLETE furnished office, light, cheerful; two phones, mahogany furniture; very reasonable responsible parties. 25 West 43d, room 1902.

DESK ROOM with telephone service. Room 400, 51 East 42d.

HALF of office, 33 feet long, 17 feet wide, to let; no lease; \$700. Phone Longacre 9059, or call Room 217, 461 8th av. By Building Your Own Home at Colonia Hills, N. J., under THE COLONIA HILLS PLAN (Originated Jan., 1921)
With its EASY MONTHLY PAYMENTS to fit any pocketbook. \$25 Starts You. Information on this Plan is Free. COLONIA BLDG. & DEV. CO. (Dept. H.), 223 West 33d st., New York city. Phone Longacre 10123. \$12,000, to close estate; water front on Shrewsbury River, at Rumson; sandy beach; \$33530; fourteen room house; improvements. BRETTELL, Executor, 184 East 123d st.

poses; low rental. 236 West 30th st. LOFT, 25x90, very light, 253 W. 47th st. O'CONNOR, 314 W. 47th st. SPACE for truckman, large 10 story loft building, SHARUM, 122 5th av. building. SHARUM, 122 5th av.

TTH AV, 371.—Store and basement to let opposite Penn. Terminal for sporting goods, photographic supplies or other business. Inquire Stationery Store.

4TH ST., 1 East—Second floor entire, consisting of large rooms and small rooms; suitable any light business, offices, show-rooms; newly decorated; immediate possession; rent \$2,400; lease. Premises, or SIT-TENHAM 55 West 37th. Fitzroy 4862.

200 WEST 57TH ST.—Offices for rent, suitable for doctor; immediate possession.

1140 BROADWAY, corner 26th st.—imme-HOMES AND COTTAGES—Modern 12 room house, three smaller cottages; lake bath-ing: furnished; yearly or summer rental. F. C. TOBEY, West Stockbridge, Mass. SUMMER HOMES—Sale or Let.

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ATTRACTIVELY furnished 5 room house-keeping apartment until October 1. 440 Park av, 4th floor, north. APARTMENT, furnished, four rooms, eleva-tor, June to October. Call STEWART, Plaza 6643. Plaza 6643.

ATTRACTIVELY furnished 3 room apartment, 157 West 57th st.; 6 months or longer. Inquire Apartment 9A. Circle 1423.

GRAMERCY PARK — COOLEST APARTMENT IN CITY, CORNER REVING PLACE AND PARK, LARGE DUPLEX; PRIVATE ENTRANCE; MAN SERVANT WILL TAKE CHARGE IF DESIRED; JUNE 1-OCTOBER 1; \$300 MONTH. TELEPHONE GRAMERCY 5197.

27TH, 159 E.—2 large rooms, bath, kitch-enette, with window; 2 exposures; \$52. Madison sq 10114. Superintendent.
27TH 8T, 43 East—Four rooms and bath, two bedrooms, elevator; June 1 to Oct. 1; owner wishes to sublet to responsible tenants; reference. Phone Madison Square 3165. Ex, 33.
48TH ST., West—Charming, new furnished apartment, 2 rooms, kitchenette and bath; 3125. DORR, Bryant 5602.
51ST ST., 33 West—To sublet living room, bedroom and bath; \$125. month; hotel services; references required.
54TH, 148 East.—Bedroom, parior, bath,

vices; references required.

54TH, 148 East.—Bedroom, parlor, bath
4ktichen; phone; attractively and newly fur
nished; very reasonable; from June 1; seel
between 4 and 6. Ring MICHABLES bell

57TH, 150 West-Lady obliged to leave im-mediately for Europe will sublet furnished apartment very reasonable: rent \$140 per month until October 1. WELLMAN.

Above 59th St.—5th Av. to East River.

BEAUTIFUL apartment, unfurnished, Park av., near 60th st., 10 rooms, 3 baths: possession immediate if desired; sub-lease; best proposition in city. O 2278 Herald, Herald square.

PARK AV., in 70s—Eleganity furnished or unfurnished seven room apartment; baby grand, Orientals, silver, linen, bargain; sumer rates. Phone Rhinelander 1128.

86TH ST., 61 E.—Four rooms attractively furnished, kitchen and bath, June, September inclusive; cool, light, elevator; \$100.

Phone CLARK, Lenox 1618.

89TH, 22 E.—2 large, finely furnished rooms, grand plane; corner apartment; June 16 units september 15. Apply on premises. till September 15. Apply on premises.

116 EAST 71ST.—Crown of Lenox Hill, delightfully cool furnished apartment; \$150 a month; 7 rooms, 2 baths. J. H., 425 5th av. Vanderbilt 0274.

4 room apartment, attractively furnished; large living room, open fireplace; also 5 rooms. CULVER & CO., 842 Madison av. Murray Hill 9190.

Furnished.
Above 59th St.—5th Av. to North River

Abeve 59th St.—5th Av. te North RiverATTENTION—Will sublet furnished 3 room apariment for the summer; pianola, victoria, vacuum cleaner, showers, exceptionally large rooms; best bargain on Morning-eide Drive. Convince yourself; phone before 10 A. M. 1930 Morningside. Apt. 6L, or write Y 2238 Herald, 280 Broadway.

BRESTION HALL HOTEL, 88th and Broadway.

Attractive 2 corner rooms and bath; southern exposure; cool apartment; tenth floor, No. 1011; sublet for summer reasonable. Inquire office.

B'WAY corner; 2 elegant rooms, bath, maid service; moderate. 280 W. 95th st. COMPLETELY furnished, cool, 6 room apartment, overlooking Hudson River at 111th st.; June 1 to Sept. 30; possible further lease. Phone W. B. Oliver, 7060 Cathedral for appointment.

RIVERSIDE DRIVE, 214.

Seven rooms and bath, every improvement; fully furnished; \$275 monthly. Apply Supt. on premises, or

SUMMER HOMES WANTED.

MANy wife and 6 year old daughter would consider renting bungalow in Neponsit or Belle Harbor, one month, either July or August. Replies treated confidential F. A., Box N 2198, Herald, Herald sq.

WILL LEASE summer bungalow type house on lake in mountains, New York or New England State; summer bungalow type house on lake in mountains, New York or New England State; summer months. Write styling description of property, rental for season, transportation facilities and what amusements the place offers. F. L., Box N 2154 Herald, Herald sq.

YOU COULD BRING HAPPINESS.

Will some charitable person donate the use of a small house for the summer, possibly the seashore, that we may send our poor orphaned children away for a breach of fresh air? Secretary, Eldridge Street Day Nursery, 227 Eldridge St., N. Y. C.

FARM PROPERTY.

New York.

FARM PROPERTY.

New York.

KINGSTON, ULSTER COUNTY.
I am in a position to offer you the best bargains in coountry homes, boarding houses and farms in Ulster county, STUNKLE, 695 Broadway, Kingston, N. Y. C.

Will some charitable person donate the use of a small house for the summer, possibly the seashore, that we may send our poor orphaned children away for a breach of fresh air? Secretary, Eldridge Street Day Nursery, 227 Eldridge St., N. Y. C.

FARM PROPERTY.

New York.

FARM PROPERTY.

New York.

String The County of the best bargains in coountry homes, boarding houses and farms in Ulster county, STUNKLE, 695 Broadway, Kingston, N. Y. C.

Will some charitable person donate the use of a small house for the summer, on the follows and three apartiments, bath, kitchen-order of the follows and three apartiments bath, kitchen-order of the follows and three apartiments by telephone, Schuyler 3500.

WONDERFULLY furnished stroom apartiment by telephone, Schuyler 3500.

ST. St. 157 ST. 157 St. 157 Nooms, comfortably and completely furnished; unmissed price; leaving the follows and three apartiments bath, kitchen-order and three apartiments bath, kitchen-order and the foll

TO LET FOR BUSINESS.

PHONE MR. HERTER, LENOX 9000.

REST LOFT IN BRONX to lease, 50x100.5, for heavy manufactur new building, street level, no columns, crete floor, steam heat, electric light. East 133d st. Meirose 2749. 93 West 724 St. Columbus 05
93D ST., 175 WEST.
93D ST., 175 WEST.
1 large rooms, bath and kitchenette
Pausual opportunity, entire ground fid
Light and airy, newly renovated.
Extra bails for professional use.
Insied to street, "L" station same b
Immediate possession. Rent \$100.
Superintendent or
HOUGHTON COMPANY,
22 West 73d St. Columbus 25
H ST., 210 W. 22 COLUMBUS 25 LOFT, 50x100; light, steam heat. RIEGER 500 Willis av. Mott Haven 4554.

Brooklyn. OFFICE spaces to let. Apply General Inc. ance, 311 Broadway, Brooklyn.

HOUSES TO LET—Furnished.

NOTH, 134 West.—Will lease private, house furnished or unfurnished; sight rooms hree baths; very reasonable rental. KENT

FLATBUSH.—Furnished house, near Newkirk express station; June 15 to September 15. Manafield 0428.

BAY RIDGE.—To let, furnished, Colonial house, June 15 to October 1; garage; all improvements; near Crescent Athletic Club. Phone Shore Road 2605-J. 240 83d st.

HOUSES TO LET-Unfurnished

46TH ST., corner 8th Av.—Two entire houses for rent, suitable for furnished rooms; for-merly occupied as a hotel. JOHN H. SCHEIDR, 230 W. 55th st.

FOR RENT-Beautiful new stucce one family dwelling, six exceptional large rooms; strictly up to date: room for garage and garden; refined family; reasonable rent. Tremont 6692 or Woodlawn 1889.

able for doctor; immediate possession.

140 BROADWAY, corner 24th st.—immediate possession; ideal office or showforms; fireproof building; sprinklers; broters protected. Apply 10th floor.

FREEPORT.—Bungalow, 4 rooms and bath, electric lights, 2 blocks from Woodcleft Bay; rent \$300 for season, unfurnished, June Cooms; fireproof building; sprinklers; broters protected. Apply 10th floor.

June to October, beautifully furnished, linen, silver; reasonable rent to responsible party. Apt. 31. Wadsworth 5140.

180TH W. (452 Fort Washington av.)—Apt. 32; 6 beautiful rooms; elevator; near subway, buses, cars, \$150; year or longer.

492 CONVENT AV.—5 rooms and bath, first floor; all improvements; fine order; immediate possession; 8900 per annum. Premisos or KNOX McAFEE, JR., 200 West 72d at.

PROSPECT AV., 1928, near 177th st.-8 furnished rooms and bath.

Furnished-Brooklyn. PLATBUSH, 374 Argyle road.—Corner apart-ment, 5 large rooms and bath; rent \$80. Phone Richmond HII 6934. LINCOLN PLACE, 224.—Attractive front, 2 or 3 rooms, kitchenette, bath; half block subway; reduced \$65-\$80. Sterling 0565. (SUBLET) 2 rooms and private bath, also 1 room and private bath. Standish Arms Ho-tel, 169 Columbia Heights, Brocklyn. Tel. Main 4290.

UNTIL October—Studio apartment, living room (30x18), kitchen, bedroom and bath; artistically furnished; Steinway grand with player attachment; exposure on three sides; cool; reasonable; opposite West Side Tennis Club, TENNIS APARTMENTS, 510 Forest Hills Gardeng, of phone Boulevard 8169.

FOREST HILLS (8 Gardens Apartment)— rooms and bath, furnished; June 1 to Sept 30: \$135. Boulevard 8115.

A gentleman desires to sublet for the summer two rooms and bath, southern exposure, in a hotel, between 42d and 72d sts., New York city, Write for full particulars and price to GENTLEMAN, Room 414 World Building. BRONXVILLE—June 15 to September 18, finely furnished apartment, 7 rooms, 2 battle, open norch, near statipn; adults preferred. JUDSON. Tel. Rector 4090. TO LET, MAMARONECK-Furnished 6 room apartment in 2 family house; June 15 to Sept. 15; near water and station; on high class residence street; \$100 per month; Chris-tians only. Tel. Mamaroneck 434-J.

FURNISHED ROOMS TO LET

ATTRACTIVE non-housekeeping suite, 1, 2 or 3 rooms and bath; elevator; 57th st., off 5th av.; \$100 up. F. G. BYRNES, 570 Madison av. Plaza 0270. son av. Plaza 0270.

18TH ST., 331 West.—Four rooms and bath; electric light, hot water heat, open fire-place, parquet floors; private house; \$85.

47TH ST, 1 EAST—Three rooms, bath, kitch-enette; immediate possession; rent \$1,200; lease. Premises or Sittenham, 85 West 37th st. Fitzroy 4862. New elevator building, dining room; five and two room apartments; rentals moderate. 54TH ST., 241 West (at Broadway)—Suitable for high class furnished rooms; new build-ing. Office on premises.

57 WEST 46TH ST.—Four targe light rooms, kitchen, bath, entire floor; fental \$1,800; references; inspection 1 to 5 o'clock. Inquire STREETON CO., 3 East 44th st. Phone 6064 Murray Hill. Unfurnished.
Above 59th St.—5th Av. to East River. A.—Madleon av., 640—Hoffman Arms. Six rooms and bath: immediate possession; also desirable apariments, 4 to 8 rooms, for October 1: reasonable rents. AT NO. 19 EAST 95TH ST. (near 5th av.)— Beven rooms and bath; \$160; possession.

PARK AV., 815 (COR, 75TH-ST.) Apartments 2, 7 and 8 rooms, 3 baths, 5 mmediate possession or Oct. 1. Agent on premises. 10TH, 42 EAST-Entire upper floor, fur-nished or unfurnished. Phone Plaza 2974.

Two light rooms and bath, modern. Unfarnished.
Above 59th St.-5th Av. to North River.

DESIRABLE six room apartment at 114
Morningside Drive, N. W. corner i21st st.;
slevator, &c.; immediate possession; reases
able rent and regular "feel-ar-home" service. Apply on premises or JULES NEHRING, Agent, 805 West 181st 18. DENTIST OR PHYSICIAM. 812 Manhattan av. (corner 118th st.). comm. street floor, modern; \$95. MANHATTAN AV., 870 (115th)-8, 4, 5, 6 beautiful outside rooms, completely deco-

PHYSICIAN OR DENTIST.
Morningside av. (corner 116th st.).
ns, street floor, modern; \$110.

RIVERSIDE DRIVE, 311.

One flight, entire floor, 2 very large room with dressing room between, and extension bathroom; immediate possession; rent \$1,500 also ground floor and basement duplex apartment of 5 very large rooms and bathr possession July 1; rent \$2,500.

182 West 72d St. Columbus 0280. FACTORIES FOR SALE OR LET.

FACTORIES FOR SALE OR LET.

FACTORY BUILDING—Heavy, slow burning construction; 50x100; 15,000 sq. ft; also two outside 1 story buildings, lot 100x100; 15,000 sq. ft; also two outside 1 story buildings, lot 10x100; 15,000 sq. ft; also two outside 1 story buildings, lot 10x10; 15, make and Steinway ava. L. I. City; easy terms; prompt possession.

Riker and Steinway ava. L. I. City; easy terms of prompt possession.

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Riker and Steinway ava. L. City; easy through t

APARTMENTS-To Let

126TH ST., 107 WEST. High class single apartment, 8 re-

A BEAUTIFUL & ROOM APT.

Unfurnished-New Jersey.

APARTMENTS WANTED.

ANTED unfurnished apartment, 5 rooms particulars. L. BEAM, 158 East 52d st

S9TH ST., 62 WEST.
Two rooms and bath, second floor.
louthern exposure, artistic and comfortable
Living room 19x19; immediate pessession.
Superintendent or
HOUGHFON COMPANY,
189 West 72d St.
Columbus 6286.

ALLERTON HOUSE FOR MEN.
The rates in the newest of the Allerton group, a 17 story fireproof building, just completed, containing apartment, club conveniences, are from \$0.50 to \$18.50 per week for permanent residents only. 143 East 89th st.; 45 East 55th st.

TH, 55 East.—Desirable location; large or small room; gentlemen; summer rates. 72D, 184 East—Large room, bath adjoining; rentleman, Rhinelander 2683.

FURNISHED ROOMS TO LET.

6TH, 41 East.—Large room, private bath electricity, telephone; newly renovated

152 West 724 St. Columbus 2280.

96TH ST., 210 W.—2 rooms and bath, kitchenette apartment, 2 large clothes closests, southern exposure, elevator service; reasonable rent; furnished, unfurnished or with sell fartial furnishings; can be seen any time. Inquire superintendent.

97TH, 308 West.—Five, six unusually large, light rooms, redecorated throughout; elevator; unusual transit facilities; \$140-\$150. 95TH, 165 East.—Beautiful, large rooms electricity, bath, telephone; near subway 5TH, 20 E.—Spacious, large, small room bath, conveniences, \$8. Lenox 9411.

1187H ST., 357 W. (near Park) — Modern elevator apartment, 4 rooms, \$50; 7 rooms, op floor, \$135; immediate possession. Supt., 4440 University or 2600 Rhinelander. 214 W. 104TH ST.—Three large rooms; regu-lar kitchen; all improvements; \$100,

WEST END AV.—Connecting rooms, running water between, near bath; private apart-ment; Christian adults; moderate rent. Riverside 8825.

ARTISTIC, unique, new apartment homes, 4-5 rooms, foyer, bath, with shower, 14i-145 Nagie av., at Dyckman st. subway station; beautifully decorated, paneled walls, electric light, parquet floors, telephones, sommodious closets; everything conceivable for comfort and convenience; still the rentals are moderate. Apply on premises. WASHINGTON HEIGHTS—New high class clevator 6 room apartment, facing park, 1100-\$115. 291 Edgecombe av. (north 145th).

able. PLUMMER.

70TH ST., 200 West-Home comforts; hotel
accommodations. COLLINS, apartment 20 72D, 241 West-Two rooms, bath; service plane, Victrola; \$100 monthly. MORGAN Everything new; will lease for 2 years; 176 per month. Bedford Park, Bronx. Select tenants only. T 782 Herald, 280 B'way. CRESTON AV., 2534.—Beautiful 5 large rooms, foyer, opposite St. James Park. GRAND CONCOURSE, 1486-60-54-Three, 4. 5 rooms, reasonable; Lexington av. subway; 6th av. elevated to 170th st. Call Bingham 2820.

REASONABLE RENTAL.

1706 Davidson av..

3 and 4 rooms.

New building, every improvement.
All southern exposure.
One block south of 176th st.
One block west of 176th st.
Lexinston, Jerome av. subway, 6th and 9th av. "L" station. Agt. on premises.

441ST (1649 Amsterdam av.)—Airy, well kept room; gentlemen. Audubon 0975. Apt. 21. 58TH ST., 550 West (apartment 5E).— Large, cheerful room, elevator apartment.

Long-Island.

FURNISHED ROOMS WANTED.

desirable auminer hotels and boarding places which seek your patronage during the summer and autumn months. Should you not find the place that you desire an advertisement under the heading "Country Board Wanted" will bring many inquiries from people who are seeking paying guests. Phone ad to Worth 10000.

Beach 58th and Surf av., Sea Gate, Nortons Foint, New York Harbor; comfortable steam stees from Times ag., 35 minutes Chambers it.; Municipal subway; rates reasonable; veck end guests accommodated. Phone Coney Will Times Long Island.

Heland 1271.

WHITESTONE—OVERLOOKING SOUND.
Refined American family will take a few reflued boarders in their beautiful home; ideal surroundings, bathing, boating, fishing; spacious lawn and shade trees; 50 minutes to Penn. station; special rates by the acason. Phone Flushing 3817, or write Box 33, Whitestone, L. I.
ROCKAWAY PARK.—Ocean block; exceptional accommodations season; also special rates over Decoration Day. Belle Harbor 686.

VALHALLA MOUNTAIN HOUSE, Valhalla, N. I.—First class accommodations for guests; tennis courts, music and dancing; ideal place for enjoyable vacation; 45 min-utes Grand Central. Phone White Flains 165. Mr. M. KASTNER, Prop.

SUNNY REST SANITARIUM, 574 Palisade av., Yonkers, N. Y. High class home for invalids, convalence and aged, under medical supervision; me trate rates. Phone Yonkers 5642. BROWN LODGE

BROWN LODGE

BROWN LODGE

BROWN LODGE

BROWN LODGE

COUT BATH. TELEPHONE 2664.

HILL TOP INN.

LAWRENCE PARK, BRONXVILLE,

New York.

BEAUTIFUL MOUNTAIN RESORT AND FARM.

BEAUTIFUL MOUNTAIN RESORT AND FARM.

Modern improvements, unexcelled table, grand view; 318 weekly; boating, bathing, fishing, tennis; cottage T rooms, 3 porches, modern improvements; rent, with board, or will rent each floor separate; IDEAL, HEALTHY, HIGH location, 6 miles Kingston. SPINDLER, Lefever Falls, Ulster county, N. Y. P. O. address Resendale.

HOLLAND FARM.

Resort for rest in mountains; beautiful shade; bathing, boating accommodations; cheeful; home cooking; clean house; price reasonable; also camp sites to rent. Mrs. ADDIE HOLLAND, Sparrowbush, Orange Co., N. Y.

PARK AV., 77-Large attractive room, suffable for two or three; near Grand Central, 807H, 118 EAST-Pleasant single, double rooms; all improvements; gentlemen; summer rates.

West Side.

CENTRAL PARK WEST-Exclusive private apartment: outside room; private bath; delicious meals; use spacious living rooms. Columbus 1204.

64TH ST. 38 West.—Large, attractive rooms, with excellent board; table guests.

64TH S. 32 W. Large, small rooms, all improvements; excellent cooking. Circle 9855, 72D, 269 West.—Large front room, with bath; single room; excellent table. Table, 268 West.—Large front room for two or three persons.

75TH, 26 West.—Large front room for two or three persons.

75TH, 26 West.—Miss EDWARDS formerly, 62 West 56th; desirable rooms; references, 75TH, 34 W.—Newly decorated rooms; excellent table; table guests; owner's home.

80TH, 123 West.—Large and small, cool rooms; parlor dining room; references.

83D, 5 West.—Desirable, large, cool rooms; excellent table; electricity.

91ST, 255 W.—Double room, twin beds, private bath, excellent table; gentlemen.

BANK ST., 34 (Greenwich village)—Large, beautiful room; all converiences; electricity; references.

BROADWA1, 3147 (128th).—Pleasan; room for business man. RYDELL, apartment 22, CHARLES ST., 16 (Greenwich Village)—Restful, airy rooms, adjoining bath, for refined ladies or gentlemen, at convenient rates. Chelees 7619.

RIVERSTIP DRIVE.

47TH ST., 106 WEST (RALEIGH HALL),
A RESIDENCE FOR MEN.
Attractively furnished rooms, with and
without private bath or shower; club advantages and accommodations with hotel service
RATES FROM \$10 WEERLY.

SEVEN room apartment to let; heat and hot water supply; location Bushwick av., near Hart st. Brooklyn; rent \$85. phone Ever-treen 1521. FOREST HILLS GARDENS, L. I.
"TENNIS PLACE" Apartments, by station.
"Yes elevators. Small Suites. Large rooms and tea room. Phone Boulevard 6545. ings.

129TH ST., 418 W.—Beautiful parlor, bed-room adjoining; plano, victrola, bath, elec-tricity, telephone; very reasonable. Mrs. ROONEY. Call evenings, or phone Long-acre 3498. FIVE rooms and bath; janitor, elevator, ho water service year round; rents \$70 to \$85, hree minutes from Broad and Market \$85, heaters and amusements. Apply janitor on premises, 459 High st., corner Brentna blace, Newark, N. J.

BAY RIDGE (424 47th st.).—Attractively furnished parlor, bedroom, or back room; all conveniences; private house; piano. Sunset 6625-W.

35TH, 2847 W. (Coney Island)—4 to 5 rooms, suitable for small clubs.

OCKAWAY PARK-Private residence; ocean block. P. O. box 51, Rockaway

YOUNG woman, Christian, desires comfortable room, with plano; city; state price.
Write 8., 2568 Broadway.

## COUNTRY BOARD.

BOARDERS wanted, lake, good fishing, free boats; excellent food; price \$15, \$18 per week. E. W. GRIFFIN, Kelsy, N. Y.

IDEAL Boys' camp, all recreations, experienced management. Camp Braun, Belsford, New Jersey.

rates. Chelses 7619.

RIVERSIDE DRIVE—Attractive, large room adjoining bath; delightful atmosphere; gentlemen. Audubon 6387.

RIVERSIDE DRIVE—Clean, cool apartment, single or double, running water. River. 1820.

ST. NICHOLAS AV., 773 (basement)—Couple second floor, ladies; home privileges; references.

55D ST., 53 West.—Nicely furnished room, \$7; gentlemen only; reference. 57TH, 109 West.—Large, attractive room, running water, suitable women; reason-able. PLUMMER.

103D, 11 West—Sunny parlor bedroom plano; couple; reasonable. TAYLOR, 1s partment.

103D, 302 West.—Large room, private bath; electricity, phone; suitable two.

106TH ST., 223 West.—Pleasant room for business woman, \$6; convenient location; reference. Academy 3135, 24 floor, east.

111TH, 215 West.—Large room, adjoining bath; couple; two gentlemen; housekeeping. Brody. Brody.

111TH, 508 W. (Apartment 10).—Attractive comfortable light room; small family; ref 20TH, 206 West.-Medium room, business women; near bath, BENEDICT, Call morn-

181ST ST. (74 Clinton place).—Well fur-nished room for gentleman; private bath; private family; references; reasonable. Ford-ham 1029.

ARE YOU looking for a furnished room in the city 7 if so, then go over this column thoroughly and if you cannot find what you desire an advertisement under the heading 'Furnished Rooms Wanted' will bring many inquiries from people who are seeking room-ers. Telephone at to Worth 10000.

ACCOMMODATIONS for few guests amona beautiful hills; improvements; own milk and vegetables; \$15 up. A. WEBER, Bethel, Conn.

BOARDERS WANTED.

49TH, 50 W.—Exclusive house, large, small rooms, private baths, electricity; refer-

sences.

76TH. 7 W.—Beautiful furnished room, kitchenette privileges; near park.

80TH. 123 West—Nicely furnished rooms and suites; guest parior, dining room.

81ST, 116 W.—Double room, tiled bath, parquet, electric; also single room.

84TH. 20 West.—Beautiful large rooms, kitchen privileges; references. Schuyler 8328. 8328.

93D. 148 West.—Large front parior, 2-3; large room, housekeeping; \$12.

102D. 202 West.—Desirable room; electricity, telephone; near subway; \$6; gentlemen.

MAN, wife and six-year-old daughter inter-ested in boarding with private family for ruly or August in Belle Harbor or Neponsit, to L.: replies treated confidential. Box N 2009 Herald, Herald sq.

East Side.

6TH AV., 189—Large, newly decorated front room; board optional; near subway.